

Project: #97-PA-02
Project: Tiffany Center
Location: S.W. Corner Bell & 91st St.

Applicant: Lou Jekel
Jekel & Howard, LLP
8283 N. Hayden Road
Suite 100
Scottsdale, AZ 85258-2455

PROJECT NARRATIVE

The Site Plan

This is a request to rezone the 3.58 acre parcel on the southwest corner of 91st Street and Bell Road to C-2 from the existing zoning of R1-35. The proposed conceptual site consists of one partially two story building with 16,000 square feet used for commercial, retail, and professional office space. Building 2 will be a 15,000 square feet two story building. The first floor of both buildings will provide commercial use while the second story will provide regional corporate facilities and office space. The conceptual plan also provides for a third smaller two story building with 8,000 square feet. The upstairs shall be used as office space and the 1st floor will be a restaurant.

There are major roadways surrounding this area of Horseman's Park including the Pima Freeway and frontage road alignments to the west and Bell Road as a Minor Arterial, to the North at Pima/Princes Drives. Bell Road will provide for bike lanes that connect to the residential densities existing and proposed to the east of the site.

Design and Aesthetic Considerations

Access to the site is provided from Bell Road (existing) by a shared access drive with the parcel to the west. There will also be two entries from the future 91st St. A 50' lush landscape setback along Bell Road is provided which will consist of native desert plants in order to preserve the desert character of the area. The landscape area will also provide the necessary site detention. There is an Desert wash that goes through the southeastern portion of the property. The wash has been incorporated into the conceptual site plan in order to preserve the desert character of the area. The proposed restaurant will be separated from the other two buildings by the wash will have a lush desert theme and a low water crossing bridge.

In short, the design, location and composition of the proposed improvements are compatible with both the existing neighborhood and the community. The architectural character of the proposed buildings and structures will be in harmony with the current development pattern while enhancing the existing desert ambiance of the area.

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Document**

**7-ZN-2003
06/05/2003**

Vacant
I-1 PCD

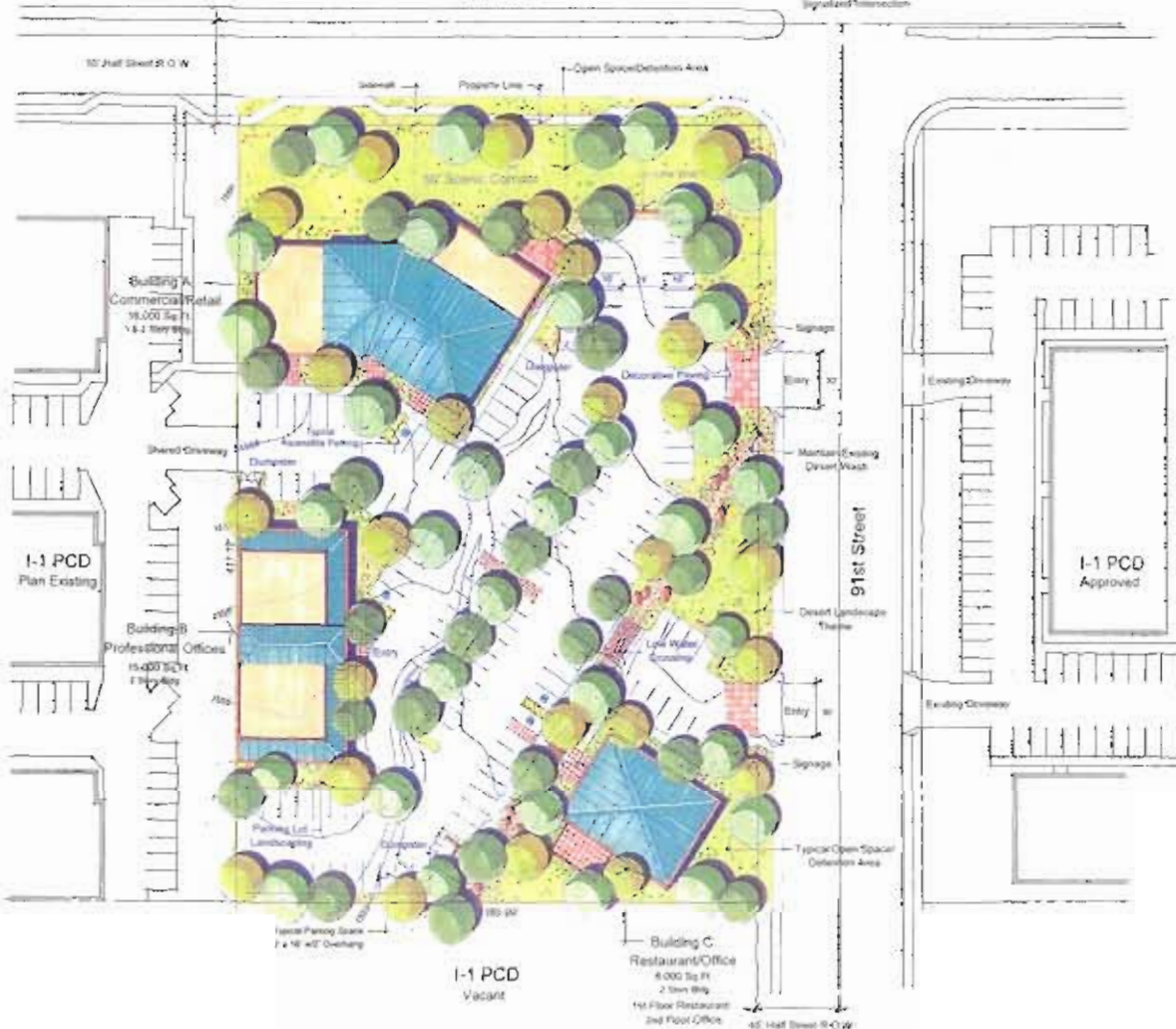
8th Road

Signalized Intersection

Conceptual Site Plan for:

Tiffany Center

Scottsdale, Arizona



Concept Plan Data

Existing Zoning: R1-35
Proposed Zoning: C-2
Site Area: 3.58 Gross Acres (155,887 sq ft)
Building Floor Area: 37,000 sq ft - Total
Building A: 16,000 sq ft
Building B: 15,000 sq ft
Building C: 6,000 sq ft
Proposed F.A.R.: .33
Building Height: 24'
Open Space: 17,619 sq ft (Required: 41,931 sq ft (Provided 25% of Total))
Parking: 138 Spaces Required - 138 Spaces Provided

Parking Calculations

Required Parking:
16,000 sq ft Commercial Use @ 1 Space/100 sq ft = 160 Spaces
15,000 sq ft Office Use @ 1 Space/100 sq ft = 150 Spaces
6,000 sq ft Restaurant @ 1 Space/50 sq ft of Public Area = 120 Spaces
100 sq ft Outdoor Patio @ 1 Space/500 sq ft = 20 Spaces
10,000 sq ft Office Use @ 1 Space/1000 sq ft = 10 Spaces
Total: 570 Spaces

Maximum Allowed Parking Reduction: 50%

70% Maximum Reduction = 570 x .70 = 399 Spaces (not allowed)

Required Parking Spaces after Reduction: 138

(172 Carspaces) - 34 (Reduction) = 138

Parking Spaces Provided: 138

Accessible Parking Spaces Required/Provided: 4

Open Space Calculations

Open Space Required: 17,619 sq ft

Maximum Building Height = 24'

Front 1/2 of height = 12' x 16,000 sq ft = 192,000 sq ft

Back 1/2 of height = 12' x 21,000 sq ft = 252,000 sq ft

Open Space Required (providing parking lot landscaping) = 17,619 sq ft

Total Open Space Provided: 41,931 sq ft (25% of Total)

Frontage Open Space (along 8th Road) = 10,000 sq ft

Other Open Space (along 91st Street & 45th Street) = 31,931 sq ft

Landscaping = 8,000 sq ft

Total: 49,931 sq ft

Parking Lot Landscaping Required: 8,777 sq ft

Parking Lot Area = 176' x 45,000 sq ft = 7,920 sq ft

Parking Lot Landscaping Provided: 8,418 sq ft

Frontage Open Space Required: 8,889 sq ft

10' to Open Space Requirement = 5' x 17,619 sq ft = 8,809 sq ft

Frontage Open Space Provided: 10,000 sq ft (along 8th Road)

Date: May 8, 2003

Applicant:

Architect: Scott & Egan & Kirk

1625 Wilshire Circle

Phoenix, Arizona 85016-4001/85016-4002

Prepared by:

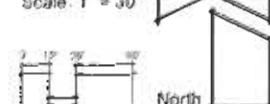


Drifting Sands Design

Urban and Environmental Land Planning & Landscape Design

For Office Use Only - Do Not Remove - 850/417-1000

Scale: 1" = 30'



Case # 97-PA-02 #2

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06/05/2003**